

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In re:

Eagle Properties and Investments LLC Case No. 23-10566-KHK  
(Debtor) (Chapter 7)

## **ORDER GRANTING MOTION FOR EXPEDITED HEARING**

This case is before the Court pursuant to the Trustee's Motion for an Expedited Hearing (Docket No. 422) on the Trustee's Motion to Approve Sale of 1203 Cottage Street, SW, Vienna, VA Free and Clear of Liens, Claims and Interests Pursuant to Section 363(f) (Docket No. 421).

Having considered the Motions, and it appearing proper to do so, it is hereby

**ORDERED:**

1. The Motion for an Expedited Hearing (Docket No. 422) is GRANTED and a hearing on the Trustee's Motion to Approve Sale of 1203 Cottage Street, SW, Vienna, VA Free and Clear of Liens, Claims and Interests Pursuant to Section 363(f) (Docket No. 421) will be held on May 14, 2024 at 11:00 AM in Courtroom III, United States Bankruptcy Court for the Eastern District of Virginia, 200 South Washington Street, Alexandria, Virginia 22314.
  2. Written opposition is hereby waived and any objections may be made orally at the hearing.
  3. The movant shall immediately provide notice of the hearing to all affected parties by the close of business on April 26, 2024. Notice may be electronic, by facsimile, telephonic, hand-delivery, or other means reasonably calculated to give actual notice to the affected.
  4. The Clerk shall provide a copy of this order and notice of its entry to the parties listed below.

Date: Apr 25 2024

/s/ Klinette H Kindred

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Klinette H. Kindred  
United States Bankruptcy Judge

Entered On Docket: April 25, 2024

**Mailed copies to:**

Eagle Properties and Investments LLC  
445 Windover Avenue North West  
Vienna, VA 22180

*Debtor*

**Electronic copies to:**

H. Jason Gold  
*Chapter 7 Trustee*  
Dylan G. Trache  
*Chapter 7 Trustee's Counsel*

In re:  
Eagle Properties and Investments LLC  
Debtor

Case No. 23-10566-KHK  
Chapter 7

District/off: 0422-9  
Date Rcvd: Apr 25, 2024

User: Elizabeth  
Form ID: pdford7

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Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 27, 2024:**

Recip ID	Recipient Name and Address
db	+ Eagle Properties and Investments LLC, 445 Windover Ave North West, Vienna, VA 22180-4232

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 27, 2024

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 25, 2024 at the address(es) listed below:

Name	Email Address
Barry W. Spear	on behalf of Creditor Aero Mortgage Loan Trust 2019- 1 Barry.Spear@bww-law.com bankruptcy@bww-law.com
Bradley J. Swallow	on behalf of Defendant Main Street Bank bswallow@fblaw.com
Bradley J. Swallow	on behalf of Creditor MainStreet Bank bswallow@fblaw.com
Carl A. Eason	on behalf of Creditor Lincoln Automotive Financial Services bankruptcy@wolriv.com
Christian K. Vogel	on behalf of Interested Party Primis Bank kvogel@vogelandcromwell.com
Christian K. Vogel	on behalf of Defendant Primis Bank f/k/a Sona Bank kvogel@vogelandcromwell.com

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on behalf of Defendant Daniel J. Kotz ehusebo@grsm.com

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Jeremy B. Root

District/off: 0422-9

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TOTAL: 49